K 2445

For and in consideration of the sum of TEN AND NO/100 -($10.00) - DOLLARS cash in hand paid by James F. Cook and wife, Mary B. Cook, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Robert Lee Davis and wife, Martha Stewart Davis,

have bargained and sold, and by these presents do transfer and convey unto the said James F. Cook and wife, Mary B. Cook,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 3 and the westerly 40 feet of Lot No. 2 of Block 3 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County.

Said Lot No. 3 and part of Lot No. 2 front together 213.5 feet on the southerly side of Knollwood Road, and run back 295 feet, more or less, on the easterly line and 237.2 feet on the westerly line to a dead line, measuring 200 feet thereon. Being the same property conveyed to Robert Lee Davis and wife, Martha Stewart Davis, by deed from Third National Bank, Trustee, of record in Book 1149, page 198, said Register's Office.

This conveyance is made subject to any and all easements, restrictive covenants and set-back line applicable to the above described real estate.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James F. Cook and wife, Mary B. Cook, their heirs and assigns, forever.

And we do covenant with the said James F. Cook and wife, Mary B. Cook, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. ,except 1955 Taxes which have been prorated and assumed by the Grantees herein.

And we, Robert Lee Davis and wife, Martha Stewart Davis, do further covenant and bind Ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James F. Cook and wife, Mary B. Cook, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of August, 1955

Robert Lee Davis

Martha Stewart Davis

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Linda R. Brodie, a Notary Public in and for said County and State, the within named Robert Lee Davis and wife, Martha Stewart Davis,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of August 1955

My commission expires 6-11-57

Linda R. Brodie
Notary Public

WARRANTY DEED

FROM ROBERT LEE DAVIS ET UX

TO JAMES F. COOK ET UX

$31,750.00

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 of AUG A.D. 1955 at 12:27 o'clock
Noted in Book
Recorded in Book Page
Recording Fee $2.00
JAMES R. WILSON, Register
By Dpt. Reg.

Kansas City Title Insurance
American Trust Building
S. W. Cor. Third & Union

PIRTLE-WOODARD REALTY CO.
NASHVILLE, TENNESSEE

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